

NORFOLK, NEBRASKA

MATRIX OF TARGETED HOUSING PROGRAM PRIORITIES

EXTREMELY LOW INCOME PERSONS WITH A SERIOUS MENTAL ILLNESS

2003 - 2008

<div>TARGET GROUPS & HOUSING TYPES</div>	<div>Norfolk Cuming, Madison, Pierce, Stanton</div>	Program #4	Program #5	Program #6
		<div>Housing Activity - Renovate Regional Center Buliding Into 16 Units, SMI Housing</div> <div>Purpose-Location- Norfolk</div> <div>Convert a building to 16 units of SMI housing.</div>	<div>Housing Activity - Christian College Dorms- SMI Housing</div> <div>Purpose-Location- Norfolk</div> <div>Acquire dorms from Christian College, renovate for use as Group Residential for up to 30 beds/units- in multiple buildings.</div>	<div>Housing Activity - Kensington Set-A-Side of 16 Units For Persons With SMI</div> <div>Purpose-Location- Norfolk</div> <div>Housing Authority owns facility</div> <div>Negotiate process of designating 16 units for persons with SMI.</div>
19-21 Years (0%-50% AMI)				
Crisis/Respite Care/Emergency Shelter Beds	3			
Group Residential Beds	14	<div>Potential -Coordination</div> <div>Liberty Center, Elkhorn Valley CDC.</div>	<div>Potential -Coordination</div> <div>Christian College, Liberty Centre, Region IV.</div>	<div>Potential -Coordination</div> <div>Norfolk Housing Agency, Region IV, Liberty Centre.</div>
Residential Units	13			
SUBTOTALS (UNITS/BEDS)	30			
22+ Years (0%-30% AMI)				
Crisis/Respite Care/Emergency Shelter Beds	6	<div>Possible Funding Sources</div> <div>HUD 811, HOME Funds, Low Income Housing Tax Credits, Midwest Housing Equity Funds, Nebraska Affordable Housing Trust Funds.</div>	<div>Possible Funding Sources</div> <div>HOME Funds, Nebraska Affordable Housing Trust Funds, Local Lenders.</div>	<div>Possible Funding Sources</div> <div>Section 8 Vouchers, Rental Assistance/Nebraska Affordable Housing Trust Funds and/or HOME Funds.</div>
Group Residential Beds	22			
Residential Units	79			
SUBTOTALS (UNITS/BEDS)	107			
TOTALS (UNITS/BEDS)	137			
EST. DEVELOPMENT OPERATING COSTS				
1. Housing Capacity Building Costs	\$9,000	-----	-----	-----
2. Est. Land Requirements	16.74 Acres	-----	-----	-----
3. Est. Development Costs	\$10,598,000	\$1,100,000	-----	-----
4. Est. Annual Operating Expenses	\$744,900	\$53,000	\$126,000	\$116,000
5. EST. ANNUAL COST – MENTAL HEALTH REHABILITATION/ SUPPORT/RECOVERY	\$1,503,700	\$175,600	\$330,000	\$175,000
6. EST. ANNUAL COST–MEDICAL TREATMENT FOR SMI	\$730,950	\$85,500	\$162,000	\$85,500

Source: Hanna:Keelan Associates, P.C., 2004